

142.0

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Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

895,600 / 895,600

USE VALUE:

895,600 / 895,600

ASSESSED:

895,600 / 895,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		NEWPORT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KUKLINSKI ANDREW E	
Owner 2: OCONNOR PATRICIA M	
Owner 3:	

Street 1: 110 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1937 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4838	Sq. Ft.	Site			0	80.	1.17	9									452,113						452,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4838.000	440,600	2,900	452,100	895,600		92170
							GIS Ref
							GIS Ref
							Insp Date
							01/24/18

Residential CARD ARLINGTON

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**EXTERIOR INFORMATION**

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	Yes
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #		Year:		Color:	
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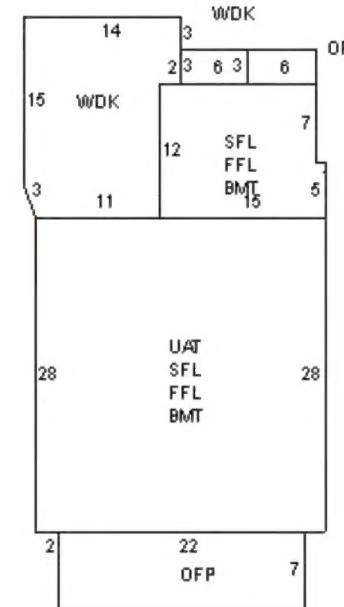
**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	FR	1970	26.57	T	49	101			2,900			2,900

More: N

Total Yard Items: 2,900

Total Special Features:

**SKETCH****BATH FEATURES**

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

**OTHER FEATURES**

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	1	Rating:	Good
WSFlue:		Rating:	

**CONDOS INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 10.8 %

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.23268580
Const Adj.:	0.98990101
Adj \$ / SQ:	164.732
Other Features:	129317
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493913
Depreciation:	53343
Depreciated Total:	440571

WtAv\$/SQ: AvRate: Ind.Val:

Juris. Factor: 1.00 Before Depr: 164.73

Special Features: 0 Val/Su Net: 133.43

Final Total: 440600 Val/Su SzAd: 244.51